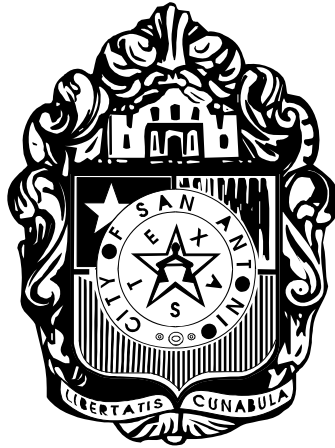


CITY OF SAN ANTONIO, TEXAS
Housing and Neighborhood Services Department



Inner City
Tax Increment Reinvestment Zone Eleven

Participation Level of City (100%)

January 29, 2009

Inner City Redevelopment Project Tax Increment Reinvestment Zone No. 11 Final Plan of Finance

Introduction

The Inner City Tax Increment Reinvestment Zone is located in the eastside of the City and encompasses approximately 2.5 square miles (1570 acres). The approximate boundaries of Tax Increment Reinvestment Zone Number Eleven ("TIRZ 11") lie approximately one block north of IH-35 on the north between Broadway on the west and Coliseum Rd. on the east, then south on Coliseum Rd. to Commerce St., then west along Commerce St. to New Braunfels St., then south to Iowa St., then east to Hoefgen Ave., then south to Westfall Ave., then west on Westfall Ave. into Star Blvd. to Probrandt St., then north on Probrandt to Alamo St., then northeast on Alamo St. to St. Mary's St., then north on St. Mary's into Navarro St., and continuing north on Navarro St. to Commerce St., then east to Bowie St., and going north on Bowie St. to Alamo St., and continuing northeast on Alamo St. to Jones Ave., then west on Jones Ave. to Broadway, and then north on Broadway to IH-35. The purpose of the TIRZ 11 is to fund public improvements and encourage economic development. The life of TIRZ 11 is projected to be 14.79 years with a termination date of September 30, 2015 (Fiscal Year).

Public Infrastructure

The public infrastructure improvements and related capital costs include streets, drainage, utilities, sidewalks, and park improvements and other costs approved by the TIRZ Board and City Council. The TIRZ 11 will provide a source of funding for public improvements. Annual construction of public improvements will be made in the amount of the TIRZ 11 revenues received through September 30, 2015. The estimated TIRZ 11 revenue to be received through September 30, 2015 is \$16,595,254. The TIRZ 11 revenues in excess of the estimated \$16,595,254 received through September 30, 2015 may be allocated to other projects as directed by the TIRZ 11 Board of Directors.

Plan of Finance

The year 2000 base value of the TIRZ 11 is \$303,184,690. Projected captured values that would be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements. Captured taxable incremental values will commence in tax year 2001 with collections commencing in fiscal year 2002. Captured values grow from \$13,111,197 in tax year 2001 to \$429,888,147 in tax year 2014.

The City of San Antonio is the sole taxing jurisdiction utilized in the analysis. The City's participation level is 100% and the City's current tax rate per \$100 valuation is \$0.57230. This produces annual revenues of \$1,219,748 in fiscal year 2008 to \$2,372,254 in fiscal year 2015. Assessed values are increased at a 1.50% per year with no projected increases in the tax rate.

The cost of the public infrastructure improvements and other approved costs will be paid annually from revenues produced by the TIRZ 11. In addition to the capital costs, other costs to be paid

from the TIRZ 11 revenues include City annual administrative fees. Revenues derived from the TIRZ 11 will be used to pay costs in the following order of priority of payment: (i) administrative fees pertaining to the City; and (ii) second, to fund public improvements, on an annual basis, as TIRZ 11 revenues are available for such payments.

The projected amount of TIRZ 11 revenues to fund capital costs through September 30, 2015 is \$16,595,828. TIRZ 11 revenues in excess of the estimated \$16,595,828 received through September 30, 2015, may be allocated to other projects as directed by the TIRZ 11 Board of Directors and approved by the City Council. It is projected that funds for capital improvements will not be available until fiscal year 2002.

Limited Obligation of the City or Participating Governmental Entities

The City shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ 11. The TIRZ 11 collections shall not extend beyond September 30, 2015, and may be terminated prior to September 30, 2015. The public improvement infrastructure costs incurred shall be payable from the TIRZ 11 revenues or other sources of funding that may become available.

Reporting

The City shall submit a project status report and financial report at least annually to the City Council. The City shall also submit a project status report, financial report, or any other report as requested by the City Council within thirty (30) days of such request.

Inspection

The City shall have the right to inspect a project site or sites without notice and request information from developers.

Inner City Tax Increment Financing Zone

Sources and Uses of Funds

Sources of Funds	
Projected TIF Revenues	\$ 16,595,828
Total Sources of Funds	\$ 16,595,828
Proposed Projects	
Eastside Sports Complex	\$ 1,832,992
Quiet Zone	\$ 800,000
Victoria Commons	\$ 3,362,169
Barrio Comprehensive	\$ 1,700,000
Staybridge	\$ 1,000,000
Eastside Cemeteries	\$ 152,787
SouthTown	\$ 694,002
Hays Street Bridge	\$ 235,000
University of Incarnate Word	\$ 1,242,220
1511 E. Commerce	\$ 160,500
SPSA Garage	\$ 2,000,000
Total Project Expenses	\$ 13,179,670
Public Improvements	\$ 13,179,670
Administrative Costs	\$ 140,000
Total TIF Expenses	\$ 13,319,670
Total Ending TIF Fund Balance	\$ 3,276,157

Notes

-The TIRZ fund will only reimburse up to \$1,832,992 for "user fees" for the Eastside Sport complex, \$249,148 in Tax Year 2007, \$218,148 in Tax years 2008-2011 and \$237,084 in tax years 2012-2014

-Tax year 2007 reimbursement to the Eastside Sport Complex for \$249,148 includes: \$218,148 plus a \$31,000 processing fee which is charged to the project

-The TIRZ fund will reimburse the Quiet Zone for 40% of the Quiet Zone's total project cost, not to exceed \$800,000.

Inner City Tax Increment Financing Zone

TIF Revenues Available for Construction

Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	TIF Admin. Exp.	Public Improvement Construction Funding	Cumulative Construction
15-Sep-00	2000				
15-Sep-01	2001	-	-	-	-
15-Sep-02	2002	65,180	10,000	55,180	55,180
15-Sep-03	2003	100,079	10,000	90,079	145,259
15-Sep-04	2004	249,076	10,000	239,076	384,334
15-Sep-05	2005	293,125	10,000	283,125	667,459
15-Sep-06	2006	454,486	10,000	444,486	1,111,945
15-Sep-07	2007	833,565	10,000	823,565	1,935,510
15-Sep-08	2008	1,219,748	10,000	1,209,748	3,145,258
15-Sep-09	2009	1,295,646	10,000	1,285,646	4,430,904
15-Sep-10	2010	1,668,425	10,000	1,658,425	6,089,329
15-Sep-11	2011	1,715,941	10,000	1,705,941	7,795,269
15-Sep-12	2012	1,769,101	10,000	1,759,101	9,554,371
15-Sep-13	2013	2,249,023	10,000	2,239,023	11,793,394
15-Sep-14	2014	2,310,180	10,000	2,300,180	14,093,574
15-Sep-15	2015	2,372,254	10,000	2,362,254	16,455,828
15-Sep-16	2016				
15-Sep-17	2017				
15-Sep-18	2018				
15-Sep-19	2019				
15-Sep-20	2020				
		<u>\$ 16,595,828</u>	<u>\$ 140,000</u>	<u>\$ 16,455,828</u>	

Inner City Tax Increment Financing Zone Participation Levels

Entity	Tax Rate	Level of Participation	% of Project	TIF Revenues
San Antonio	0.5723000	100%	100.00%	\$ 16,595,828
	0.5723000		100.00%	\$ 16,595,828

Inner City Tax Increment Financing Zone
Projected Property Improvement Value
(Property Values Added to Tax Roles)

Fiscal Year	La Contessa Hotel	Holiday Inn Express	Best Western Hotel	Ruth's Chris Steakhouse	Victoria Commons	SPS Properties	SPSA Garage	Historic Gardens Phase II	McDonald's	Springview Hope I Project	Springview Hope II Project	Springview Hope III Project	New Light Village Homes Phase 1	New Light Village Homes Phase 2	New Light Village Homes Phase 3
2000															
2001				721,300					70,200						
2002									310,500						
2003								1,391,775					855,000		
2004								507,500		4,200,000	4,800,000			3,420,000	
2005												4,650,000			1,920,000
2006		1,800,000	2,313,600		4,430,000										
2007	23,000,000	1,800,000			4,430,000										
2008															
2009						1,700,000.00									
2010					25,800,000		10,500,000								
2011															
2012															
	\$ 23,000,000	\$ 3,600,000	\$ 2,313,600	\$ 721,300	\$ 34,660,000	\$ 1,700,000	\$ 10,500,000	\$ 1,899,275	\$ 380,700	\$ 4,200,000	\$ 4,800,000	\$ 4,650,000	\$ 855,000	\$ 3,420,000	\$ 1,920,000

Notes:

- Holiday Inn property value is projected to come online FY 2006 and FY 2007. Developer is securing financing for the project.
- La Quinta Inn/San Antonio Convention Center Inn and Suites project added. Current assessed value is \$6,709,600 (\$6,000,000 land value and \$709,600 improvement value).
- Historic Gardens phase III property values are projected to come on the tax roles in FY 2009.

Fiscal Year	La Quinta Convention Center Inn	Merchant's Ice	Barrio Comprehensive	Staybridge	Friedrich Building	Carver	Oscar Eason Center	Convention Center Condominium Project	Historic Gardens Phase III	Riverbend Garage	Annual Total	Fiscal Year
2000											-	2000
2001											1,533,300	2001
2002											316,700	2002
2003											2,246,775	2003
2004											12,927,500	2004
2005											6,570,000	2005
2006											8,543,600	2006
2007	25,000,000										54,230,000	2007
2008				18,000,000	0		0				18,000,000	2008
2009						0			330,000		2,030,000	2009
2010									880,000	22,400,000	59,580,000	2010
2011											-	2011
2012								77,191,100			77,191,100	2012
	\$ 25,000,000	\$ -	\$ -	\$ 18,000,000	\$ -	\$ -	\$ -	\$ 77,191,100	\$ 1,210,000	\$ 22,400,000	\$ 243,168,975	

Inner City Tax Increment Financing Zone

Projected Improvements

Tax Year	Scheduled Improvements	Other Improvements	Total New Improvements Base Model
1999			-
2000	-	-	-
2001	1,533,300	-	1,533,300
2002	316,700	-	316,700
2003	2,246,775	-	2,246,775
2004	12,927,500	-	12,927,500
2005	6,570,000	-	6,570,000
2006	8,543,600	-	8,543,600
2007	54,230,000	-	54,230,000
2008	18,000,000	-	18,000,000
2009	2,030,000	-	2,030,000
2010	59,580,000	-	59,580,000
2011	-	-	-
2012	77,191,100	-	77,191,100
	<u>\$ 243,168,975</u>	<u>\$ -</u>	<u>\$ 243,168,975</u>

Fiscal Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
Annual Increment (add)	454,486	833,565	1,219,748	1,295,646	1,668,425	1,715,941	1,769,101	2,249,023	2,310,180	2,372,254	16,595,828
Annual Admin Fee (subtract)	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	

	Total Project										
Approved Projects	Funding	1,111,945	1,685,510	2,396,110	1,789,607	1,963,884	2,028,976	2,201,829	2,946,668	3,448,644	4,905,645
Eastside Sport Complex	1,832,992	249,148	218,148	218,148	218,148	218,148	237,084	237,084	237,084		
Victoria Commons	3,362,169		750,000	450,000	450,000	450,000	450,000	600,000	212,169		
Staybridge	1,000,000		100,000	100,000	100,000	125,000	125,000	125,000	150,000	175,000	
Barrio Comprehensive	1,700,000	250,000	250,000	250,000	200,000	200,000	200,000	150,000			
Quiet Zone	800,000		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	
Eastside Cemeteries	152,787		150,000								
Haystreet Bridge	235,000			117,500	117,500						
Southtown	694,002		173,501	173,501	173,501	173,501					
Incarnate Word	1,242,220			125,000	125,000	175,000	250,000	467,220	100,000		
St. Paul Parking	2,000,000				156,700	144,600	132,100	118,900	106,000	1,341,700	
Roegline Building	150,500		150,500								
Total Reim of Projects		250,000	499,148	1,892,149	1,484,149	1,640,849	1,586,249	1,494,184	1,798,204	905,253	1,616,700
Remaining Balance		\$ 861,945	##### \$	503,962 \$	305,459 \$	323,035 \$	442,727 \$	707,645 \$	1,148,464 \$	2,543,391 \$	3,288,945 \$